



FACT SHEET

State Superfund Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: K - Wythe Ave. Station
DEC Site #: 224069 Operable Unit 01*
Address: Wythe Ave., Berry St., N. 12th & N. 13th St
Brooklyn, NY 11211

Have questions?
See
"Who to Contact"
Below

No Further Action Remedy Proposed for Former Manufactured Gas Plant Holder Site; Public Comment Period and Public Meeting Announced

Public Meeting Rescheduled to Tuesday March 21, 2017, at 7:00PM

Bushwick Inlet Park Headquarters, Kent Ave. and N. 9th St., Brooklyn NY

NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the K - Wythe Ave. Station site ("site") located at Wythe Ave., Berry St., N 12th & 13th St, Brooklyn, Kings County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=224069>

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 28, 2017** through **March 30, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

*Operable Unit: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

1) As part of the property redevelopment, remediation of contaminated soil was conducted during the Interim Remedial Measure (IRM) completed in 2014, as summarized below.

2) An environmental easement will be placed on the site, which will allow the use and development of the controlled property for restricted residential, commercial and industrial uses and restrict the use of groundwater as a source of potable or process water.

3) A Site Management Plan (SMP) will be developed and implemented which includes an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site. The SMP also contains a provision for a periodic certification to the NYSDEC that remedial controls implemented at OU-1 remain in place.

Additional Details

The IRM removed approximately 68,000 tons of soil to a depth of 15 to 25 feet below ground surface.

The excavation proceeded from the ground surface to the design depths, and visual inspections were performed to verify that the excavation effectively removed all of the visually-impacted soils from the site.

There were 28 confirmatory samples taken from the bottom of the excavation. Of the 28 samples taken, 25 met the soil cleanup objectives (SCOs) for restricted residential use. The three samples which did not meet the restricted residential SCOs were collected from depths greater than 15 feet below ground surface.

Summary of the Investigation

National Grid conducted site investigations between 2012 and 2014 to determine the presence and extent of MGP-related contamination, in accordance with work plans approved by the NYSDEC and NYSDOH. The field investigation showed the existence of MGP-related impacts in the form of contaminated soil at depths of up to 24 feet beneath the surface in portions of OU-1.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and the Construction Completion Report (CCR) that documented the success of the IRM in achieving restricted residential SCOs to a depth of 15 feet.

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan

The following engineering controls have been or will be put in place on the site:

-Cover System

Next Steps

NYSDEC will consider public comments as it finalizes the no further action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

Background

Location:

The former Wythe Avenue Holder Station is located in the Williamsburg neighborhood of Brooklyn, NY. The site occupies nine parcels, and is bounded by North 13th Street to the north, North 12th Street to the south, Berry Street to the east and Wythe Avenue to the west. These nine parcels are identified as Block 2283, Lots 1, 25, 28, 31, 33, 35, 38, 41 and 43, and comprise approximately 2.3 acres.

Site Features:

The site is comprised of commercial and industrial properties, and site topography is nearly flat. Lot 1 contains a newly constructed twenty-one story hotel and retail stores, the remaining eight lots comprise several one-story warehouse buildings on the east half of the site which are currently occupied by various commercial and industrial tenants.

Current Zoning and Land Use:

The area is zoned M1-1 and M1-2, which allow for light industrial and commercial uses. The site is surrounded by mixed use parcels, including light industrial, commercial and residential. The nearest residential area is within 100 feet to the southwest.

Past Use of the Site:

The site was operated as a Manufactured Gas Plant (MGP) holder station by Brooklyn Union Gas Co. from approximately 1903 to 1965. The station operated solely for gas distribution, and no gas production facilities were present at the site. Over the life of the facility, manufactured gas, and possibly natural gas, based on the years of operation, was stored at the facility. In 1965 the holders and all associated MGP buildings were dismantled when the property was sold. Subsequent development of the site included two one-story buildings on the western two parcels, used for manufacturing and warehousing, in 1968. The eastern portion of the site was redeveloped with several warehouse buildings between 1985 and 1991.

Operable Units:

The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of a release or exposure pathway resulting from the site contamination.

Operable Unit 1 (OU1) consists of the parcel (Lot 1) on the western half of the site. Operable unit 2 (OU2) consists of the remaining eight parcels on the eastern half of the site.

Geology and Hydrogeology:

The site is underlain by up to 12 feet of urban fill material, then various layers of gravelly sands, silts and clays. Bedrock is approximately 100 feet below the ground surface.

Groundwater is encountered at depths of 7 to 10 feet beneath the site, and generally flows to the north in the western portion of the site, and to the east in the eastern portion of the site.

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup, and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and required cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library
Williamsburg Branch
240 Division St., at Marcy Ave .
Brooklyn, NY 11211
phone: (718) 302-3485

Brooklyn Community Board 1
Attn: Gerald A. Esposito
435 Graham Avenue
Brooklyn, NY 11211
phone: (718)389-0009
(bk01@cb.nyc.gov)

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Scott Deyette
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
Tel.: 518-402-9794
Email: scott.deyette@dec.ny.gov

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
Tel.: (518) 402-7860
Email: BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

